



Town of Redding

100 Hill Road - P.O. Box 1028
Redding, Connecticut 06875

Natalie Ketcham
First Selectman

203-938-2002
FAX 203-938-8816

May 12, 2006

Mr. Stephen E. Korta II, Commissioner
Connecticut Department of Transportation
2800 Berlin Turnpike
PO box 31746
Newington, CT 06131-7546

Re: Georgetown Land Development
Relocation of grade crossing - Connecticut State Statute 13b-272
Public Hearing - Connecticut State Statute 13b-343

Dear Commissioner Korta:

In regard to the upgrade/relocation of the grade crossing in Georgetown, with your approval I would like to request that the public hearing required by Statute 13b-343 be waived. There have already been several public hearings in Redding (Conservation Commission, Planning and Zoning Commissions) regarding public safety and improvements.

Additionally Public Officials have attended multiple meetings with the developer, and the First Selectman of Wilton assures me that the town of Wilton supports the improvements to the rail crossing.

Therefore in an effort to expedite the project I hope you will concur with my request to waive the public hearing and have the project placed on the agenda for the June meeting of the State Traffic Commission. I appreciate your consideration and look forward to hearing from you.

Sincerely,

A handwritten signature in cursive script that reads "Natalie Ketcham".

Natalie Ketcham
First Selectman

Board of Selectmen
Meeting Minutes
March 20, 2006

Present: Ketcham, Miller, Takacs

Media: Redding Pilot

Also present: R. Gibbons of GLDC and two members of the public

Mrs. Ketcham called the March 20, 2006 meeting to order at 7:32 pm in the Hearing Room of the Redding Town Office Building with the Board of Finance meeting

DISCUSSION OF 2006-2007 TOWN BUDGET

The Board of Finance did not have any further questions of the Board of Selectmen's proposed budget.

The First Selectmen recess the Board of Selectman meeting to move the meeting the small conference room, 7:36 pm

The meeting was reconvened at 7:38 pm

APPROVAL OF MINUTES

Motion: move to approve the minutes of the February 13, 2006 meeting as submitted. Miller, Takacs. Approved. Unanimous.

Motion: move to approve the minutes of the February 17, 2006 meeting as submitted. Miller, Takacs. Approved. Unanimous.

DISCUSSION AND ACTION ON REQUEST TO DISCONTINUE A PORTION OF NORTH MAIN STREET

Mr. Gibbons (GLDC) reviewed the request to discontinue the portion of North Main Street from a point west of the Norwalk River Bridge to the existing railroad crossing. He also explained the work that would be done on the road and the reconfigured path of the roadway. Construction of the roadway will begin several months after approval of the discontinuation. Signs will be erected indicating that it is a private road. The new road will be an obligation of the taxing district. The request was previously referred to the Planning Commission. After review, the Planning Commission issued a favorable report.

Town Attorney Michael Lavelle prepared a draft Agreement for review.

Motion: move the recommend approval of the discontinuation of a portion of North Main Street from a point west of the Norwalk River Bridge to the existing railroad crossing to a Town Meeting to be held on Thursday, April 16, 2006 at 7:30 pm in the Hearing Room of the Redding Town Office Building. Takacs, Miller. Approved. Unanimous.

ADMINISTRATIVE MATTERS

Athletic fields: Mr. Takacs reported the proposals for the field work at JRMS, RES & Community Center were received and the Committee is in the process of reviewing them. The Committee will meet on April 4, 2006.

HISTORIC DOCUMENT GRANT RESOLUTION

Motion: resolved that Natalie T. Ketcham, First Selectman, or the Town Clerk as her designee, is empowered to execute and deliver, in the name of and on behalf of this municipality, an application and

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contract with the State Library for a Historic Document Preservation Grant. Miller, Takacs. Approved. Unanimous.

DISCUSSION AND ACTION ON NAMING THE NEW GEORGETOWN PARK

The Norwalk River Watershed Association conducted an opinion poll for the name for the new Georgetown Park. They concluded and are recommending the name, Gilbert Miller Park. That name has been forwarded to the Planning Commission and they have concurred with the selection.

Motion: that the Redding Board of Selectmen concur with the selection of the name Gilbert Miller Park for the new Georgetown park. Takacs, Miller. Approved. Unanimous.

DISCUSSION AND ACTION ON COMPLIANCE

Three compliance policies/resolutions were brought forward for approval: Compliance with Title VI of the Civil Rights Act of 1964, Fair Housing Policy Statement, and the Fair Housing Resolution. The Town of Redding is in full compliance, but this completes the paperwork requirement. First Selectman Ketcham or her designee will serve as the Fair Housing Officer.

Motion: that the Redding Board of Selectmen adopt the policies/resolution Title VI of the Civil Rights Act of 1964, Fair Housing Policy Statement, and the Fair Housing Resolution as presented. Takacs, Miller. Approved. Unanimous.

APPOINTMENT

Motion: move to appoint Colleen Litof Brown to the Zoning Board of Appeals to fill the remaining term of Michael Cardillo (3/20/06 to 11/20/07). Takacs, Ketcham. Approved. Unanimous.

RECESS

The Board of Selectmen meeting was recessed to allow the members to attend another portion of the Board of Finance meeting. The meeting recessed at 8:25 pm

RECONVENE

The meeting was reconvened in public session at 8:50 pm

EXECUTIVE SESSION

Motion: move to recess to executive session to discuss matters pertaining to negotiations. Miller, Takacs. Approved. Unanimous.

The meeting recessed at 8:50 pm

RECONVENE

The meeting was reconvened in public session at 9:30 pm

ADJOURNMENT

The meeting was adjourned at 9:31 pm

Respectfully submitted,

Mary Maday, Recording Secretary

Attachments: copies of policies/resolutions approved (*copies available in Town Clerk's office*)



Town of Redding, Connecticut

Board of Selectmen
Meeting Minutes
January 17, 2006

Present: Ketcham, Miller, Takacs
Media: Redding Pilot
Public: many people

Mrs. Ketcham called the January 17, 2006 meeting to order at 7:30 pm in the Hearing Room of the Redding Town Office Building.

APPROVAL OF MINUTES

Motion: move to approve the minutes of the December 19, 2005 meeting as submitted. Takacs, Ketcham. Approved. 2-0-1. Mrs. Miller abstained.

Motion: move to approve the minutes of the December 30, 2005 meeting as submitted. Takacs, Ketcham. Approved. 2-0-1. Mrs. Miller abstained.

NEW BUILDING DEPARTMENT FEE SCHEDULE

Building Official, Jay Hennessey, recommended an increase in building fees. This is the first increase since 1996. Mr. Hennessey was present to review the increases and answer questions. The new schedule will take effect on February 1, 2006.

Motion: that the Redding Board of Selectmen approve the Building Department Fee Schedule as presented January 17, 2006. Takacs, Ketcham. Approved. Unanimous.

PETITION FOR DISCONTINUANCE OF A PORTION OF NORTH MAIN STREET

A petition was received for the discontinuance of a portion of North Main Street. Richard Gibbons, attorney for GLDC, explained that North Main Street will be relocated to coincide with the relocation of the railroad crossing. This is a part of the approved Master Plan for the GLDC project. The new railroad crossing will be near the Bob Sharp auto facility. Mr. Gibbons had maps to show the change. The plan has been reviewed by the Georgetown Fire Marshall and he is satisfied with the proposed change.

The discontinuance of a road is a matter that is referred to a Town Meeting for approval. Mr. Gibbons will work with Town Attorney Lavelle on legal wording. Mrs. Ketcham will refer the request to the Planning Commission for review. GLDC is also moving forward with the Town of Wilton for the discontinuance of the section of North Main Street that is in Wilton (west of the railroad crossing).

A member of the audience as that the Portland Avenue residents be kept informed of the changes. He was concerned that the closing of the road would create additional traffic for Portland Avenue.

ACTION ON SPEED HUMP POLICY

Tina Miller and Chief Fuchs completed their review and edit of the Speed Hump Policy. The policy includes information on how to request a speed hump, as well as to request the removal of the humps. These requests would be considered once each year, at the March Board of Selectmen meeting.

Motion: that the Redding Board of Selectmen approve the Speed Hump Policy as presented January 17, 2006. Takacs, Ketcham. Approved. Unanimous

ATHLETIC FIELDS UPDATE

Don Takacs provided an update from the Athletic Fields Committee. Mr. Takacs reported he has had a number of communications that he is tracking as part of the review process.

1. RFQ/P is near completion for the use of artificial turf on fields at John Read Middle School, Redding Elementary School and the Community Center. Mr. Takacs reported the artificial turf proposed is quite different from the product of ten years ago. The plastic material looks and acts like grass, without the need for fertilizer, water and cutting. He has documentation that injuries on artificial turf are less than on the traditional grass fields. The RFQ/P draft has been reviewed by Town Planner John Hayes. Mr. Hayes recommended some additional information be included. The process will go forward, with individual requests for each of the field locations.
2. Couch Hill Preserve: Mr. Takacs has had discussion with Vince McDermott of Milone & MacBroom on the information presented in 2003 regarding the area. Mr. McDermott said a survey is needed to assess the actual design, plans & specifications (drainage design, etc), a topographical plan, etc. Mr. Takacs reported that at this time there is not sufficient information to move forward, based on the Milone & MacBroom information provided to the Planning Commission on March 11, 2003. The estimate to complete the work needed to go forward is approximately \$15,000. Wetlands crossing is a key issue and if it is necessary to elevate the crossing of it, the construction would add approx. \$100,000 to the project. Rough estimates to proceed include: Initial fee, to complete preliminary design, \$15,000; Engineering fees, \$35,000; Final design, \$55,000 to \$60,000. Rough estimates to construct two natural grass soccer/multipurpose fields in the Northern, wooded section of the preserve would be \$430,000 to \$680,000. Included in these estimates is a parking area for 60 cars. The higher estimate would include gravel blanket drains and irrigation. All of this information is preliminary, based on completion of a topographical survey and soil evaluation.

Mr. Takacs concluded that the REQ/P for the JRMS, RES & Community Center fields would be ready to go out very soon.

RECESS

The Chair recessed the meeting to attend the Zoning Board of Appeals meeting regarding a Heritage House matter. The meeting recessed at 8:50 pm

RECONVENE

The Chair reconvened the meeting at 9:00 pm

ADMINISTRATIVE MATTERS

1. Bulletin board policy: a draft policy for the bulletin boards will be reviewed and considered at the next meeting.
2. Amendment to Internet Policy: the Internet Policy will be reviewed and revisions/amendments will be considered at the next meeting.
3. Random OSHA inspection: Mrs. Ketcham reported the OSHA inspectors were on site last week for a random check. The results were very good, with only a few minor suggestions.
4. Employee insurance waiver: Mrs. Ketcham will ask the Controller to gather information for updating the employee insurance waiver issue.
5. Park & Recreation Commission appointment:
Motion: that the Redding Board of Selectmen appoint Donna Marie Maccio to fill the unexpired term of Tom Morrison. Takacs, Ketcham. Approved. Unanimous.
6. Winter Art Show: Mrs. Miller reported the winter art show will be held on February 7, 2006.
7. Heritage House property line variance: Zoning Board of Appeals considered the request for a six inch variance was denied without prejudice. The ZBA asked that the property line be researched to see if the lot line could be moved six inches closer to the police station and keep the variance that currently exists. This must be done within the next 35 days.
8. Building Committee issues: Mrs. Miller reported that she has had discussion with several residents regarding building committees, and she encouraged others to contact her for further discussion.

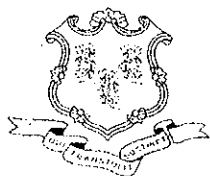
ADJOURNMENT

The Chair adjourned the meeting at 9:35 pm.

Respectfully submitted,

Mary Maday, Recording Secretary

For 401 Water Quality Certification see Sec 26
USACOE General Permit. In that section the US
Army Corps of Engineers states in their letter that no
permits are necessary obviating the need for a
Section 401 Water Quality Certification.



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



Approval of Authorization

July 15, 2008

Georgetown Special Taxing District
P.O. Box 630
One North Main Street
Redding, CT 06829

Attn: Stephen Soler

Re: Approval of Authorization
Minor Structures

File No.: SCEI-200801665GP
Town: Redding
River: Wilton
Map No: NW-RD-WN-R-10

Dear Mr. Soler:

Your request for Authorization Under the General Permit for Minor Structures for the removal of several abandon buildings that are located over the Norwalk River accordance with your request and plans which are part thereof filed with this Department on June 10, 2008 signed by Stephen Soler ("the plans") has been approved.

The authorized activity will take place at One North Main Street at the former Gilbert and Bennett Wire Mill facility in the town of Redding (the "site"). This authorization is being issued to the Georgetown Special Taxing District (the "permittee") pursuant to the General Permit for Minor Structures issued June 6, 2002 pursuant to Conn. Gen Stat. Section 22a-349 (the "general permit").

If you have not already done so, you should contact your local inland wetland agency and the U.S. Army Corps of Engineers to determine federal permit requirements on your project, if any. Write the Corps' New England District, Regulatory Office, US Army Corps of Engineers, 696 Virginia Road, Concord MA 01742-2751

If you have any questions concerning this authorization, please contact staff in the Inland Water Resources Division at (860) 424-3019.

Permittee's failure to comply with the terms and conditions of this authorization and those of the general permit shall subject permittee and permittee's contractor(s) to enforcement actions and penalties as provided by law.

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SCEL-200801655GP
Georgetown Special Taxing District, Redding
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This authorization is subject to the conditions described below.

SPECIAL CONDITIONS

None

CONDITIONS OF THE GENERAL PERMIT

(a) Operating Conditions

The permittee shall assure that each action with respect to which authorization has been sought and obtained under the general permit is, as applicable, constructed and maintained in accordance with the authorization and the following conditions:

1. Time of Year Restrictions on In-water Construction

- (A) Between September 30th and May 31st the permittee shall not place fill, excavate material, or conduct any other construction activity in any watercourse unless such activity is confined by a cofferdam or other device which isolates such activity from the watercourse.
- (B) The permittee shall not place fill, excavate material, or conduct any activity in any watercourse stocked with fish by the commissioner or any other person, or in any tributary to such watercourse, from 12:01 a.m. on Monday preceding the third Saturday in April through 12:00 midnight on the Sunday preceding the fourth Saturday in April.
- (C) The permittee shall not place fill, excavate material or conduct any other construction activity in or adjacent to any watercourse, which activity may adversely affect anadromous fish, during the time period when anadromous fish are known or reasonably believed to be migrating in the watercourse.

2. Pollution Prevention/Best Management Practices

The permittee shall not cause or allow the authorized activity, including any construction associated therewith, to result in pollution or other environmental damage and shall employ best management practices to prevent such damage. The permittee shall, in addition to employing any other best management practices necessary to prevent such damage, do the following:

(A) Controlling Erosion

The permittee shall install and maintain in optimal condition erosion and sedimentation controls to prevent and control erosion and discharge of material into any waters of the state, including wetlands, as a result of the authorized activity or any construction associated therewith. Such controls shall be installed and maintained in conformity with the *Connecticut Guidelines for Soil and Sediment Control*, as revised, published by the Connecticut Council on Soil Water Conservation pursuant to Section 22a-328 of the General Statutes.

(B) Proper Disposal of Material

All material and solid waste generated during any construction associated with such activity shall be disposed of in accordance with applicable federal, state, and local law.

(b) Reporting and Record Keeping Requirements

(1) Notice to Commissioner upon Initiation and Completion of Authorized Activity

No later than two weeks after initiating and after completing the authorized activity, the permittee shall give written notice of same to the commissioner.

(2) Record Keeping and Reporting of Drainage Maintenance Activities

With respect to a drainage maintenance plan described in subsection 3(a)(3) of this general permit and authorized hereunder, the permittee shall maintain a record of each action undertaken pursuant to such plan. Such record shall include the date(s) each such action was undertaken, a brief description thereof, the quantities of any material placed or removed in connection therewith, and the location of such activity. The permittee shall submit a copy of such record to the commissioner on January 30th of the year after the date the commissioner approved permittee's request for authorization, and shall continue every January 30th thereafter to submit to the commissioner a copy of such record as it applies to the preceding twelve months.

(3) Contractor Notification

If the authorized diversion will be constructed by a person(s) under contract to the permittee, the permittee shall (A) give a copy of the general permit and of the permittee's approval of authorization hereunder to such contractor(s) prior to the start of construction, and (B) for one year after completion of the authorized activity, retain a written receipt for such copy, signed and dated by such contractor(s).

(c) **Recording and Reporting Violations**

Within 48 hours after the permittee learns of a violation of the general permit, the permittee shall report same in writing to the Commissioner. Such report shall include the following information:

- (1) the provision(s) of the general permit that has been violated;
- (2) the date and time the violation(s) was first discovered and by whom;
- (3) the cause of the violation(s), if known;
- (4) if the violation(s) has ceased, the duration of the violation(s) including exact date(s) and time(s) it was corrected;
- (5) if the violation(s) has not ceased, the anticipated date when it will be corrected;
- (6) steps taken and steps planned to prevent a reoccurrence of the violation(s) and the date(s) such steps were implemented or will be implemented;
- (7) the signature of the permittee and of the individual(s) responsible for actually preparing such report, each of whom shall certify as follows:

"I have personally examined and am familiar with the information submitted in this document and all attachments thereto, and I certify that, based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief. I understand that a false statement made in this document or its attachments may be punishable as a criminal offense, in accordance with Section 22a-6 of the General Statutes, pursuant to Section 53-157b of the General Statutes, and in accordance with any other applicable statute."

(d) **Modification of Authorized Activity**

In constructing the operating the activity authorized by the general permit, the permittee shall not make any alternation, except a de minimis alteration, to such activity without first obtaining the written approval from the Commissioner of such alteration. For the purposes of the general permit, a de minimis alternation means a change in the design or operation of the authorized activity that does not increase its adverse environmental or other impacts and does not significantly change its location.

(e) **Initiation and Completion of Authorized Activity**

The permittee may not initiate the authorized activity any sooner than sixty (60) days after filing a request for authorization. If the permittee does not complete the authorized activity within three (3) years after the date of the applicable approval of authorization, said approval shall be null and void.

(f) **Reliance on Request for Authorization**

In evaluating the permittee's request for authorization, the Commissioner has relied on information provided by the permittee. If such information proves to be false or incomplete, the permittee's approval of authorization may be suspended or revoked in accordance with law, and the commissioner may take any other legal action provided by law.

(g) **Duty to Correct and Report Violations**

Upon learning of a violation of a condition of this general permit, a permittee shall immediately take all reasonable action to determine the cause of such violation, correct such violation and mitigate its results, prevent further such violation, and report in writing such violation and such corrective action to the commissioner within five (5) days of the permittee's learning of such violation. Such report shall be certified in accordance with subsection 5(i) of this general permit.

(h) **Duty to Provide Information**

If the commissioner requests any information pertinent to the authorized activity or to compliance with this general permit or with the permittee's approval of request for authorization, the permittee shall provide such information in writing within thirty (30) days of such request. Such information shall be certified in accordance with subsection 5(i) of this general permit.

(i) **Certification of Documents**

Any documents, including but not limited to any notice, which is submitted to the commissioner under the general permit shall be signed by, as applicable, the registrant or the permittee in accordance with Section 22a-430-3(b)(2) of the Regulations of Connecticut State Agencies, and by the individual or individuals responsible for actually preparing such document, each of whom shall certify in writing as follows:

"I have personally examined and am familiar with the information submitted in this document and all attachments thereto, and I certify that, based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief. I understand that a false statement made in this document or its attachments may be punishable as a criminal offense, in accordance with Section 22a-6 of the General Statutes, pursuant to Section 53-157b of the General Statutes, and in accordance with any other applicable statute."

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Georgetown Special Taxing District, Redding
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(j) Date of Filing

For purposes of this general permit, the date of filing with the commissioner of any document is the date such document is received by the commissioner. The word "day" as used in this general permit means the calendar day; if any date specified in the general permit falls on a Saturday, Sunday, or legal holiday, such deadline shall be the next business day.

(k) False Statements

Any false statement in any information submitted pursuant to this general permit or the request for authorization may be punishable as a criminal offense, in accordance with Section 22a-6, under Section 53a-157b of the General Statutes.

(l) Correction of Inaccuracies

Within fifteen days after the date a permittee becomes aware of a change in any information in any material submitted pursuant to this general permit, or becomes aware that any such information is inaccurate or misleading or that any relevant information has been omitted, such permittee shall correct the inaccurate or misleading information or supply the omitted information in writing to the commissioner. Such information shall be certified in accordance with subsection 5(i) of this general permit. The provisions of this subsection shall apply both while a request for approval of request for authorization is pending and after the commissioner has approved such request.

(m) Transfer of Authorization

An approval of Request for Authorization under this general permit is transferable only in accordance with the provisions of Section 22a-6o of the General Statutes.

(n) Other Applicable Law

Nothing in the general permit shall relieve the permittee of the obligation to comply with any other applicable federal, state, and local law, including but not limited to the obligation to obtain any other authorization required by such law.

(o) Other Rights

The general permit is subject to and does not derogate any present or future rights or powers of the State of Connecticut and conveys no rights in real or personal property nor any exclusive privileges, and is subject to all public and private rights and to any federal state and local laws pertinent to the property or activity affected by such general permit. In conducting any activity authorized hereunder, the permittee may not cause pollution, impairment, or destruction of the air, water or other natural resources of this State. The issuance of the general permit shall not create any presumption that the general permit should or will be renewed.

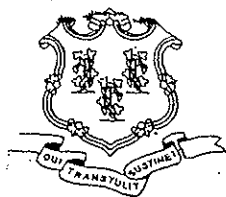
Authorization for Coverage
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This document consists of the approval of authorization as mandated by Section 3(b)(1) of the general permit. This approval shall expire on June 6, 2012 unless the general permit is extended past such date, or within (3) years after the date of this approval, whichever comes first.

July 15, 2008
Date

Denise Ruzicka
Denise Ruzicka
Director
Inland Water Resources Division

cc: Town of Redding Conservation Commission
Town of Redding Planning and Zoning Commission



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



Date: December 13, 2006

Permittee: Georgetown Land Development Company
1 North Main Street
Georgetown, CT 06829

Attn: Stephen Soler

Permit No.: SCEL-2005-01
Permit Type: Stream Channel Encroachment
Town: Redding
River: Norwalk River
Map No: NW-RD-WN-R-10

The Commissioner of Environmental Protection has approved your application to conduct certain regulated activities. Your attention is directed to the conditions of the enclosed permit or certificate. You should read the enclosed document carefully, as all construction or work must conform to that which is authorized. Please be reminded of the reporting requirements for start and end of construction and the monitoring requirements during construction.

If you have not already done so, you should contact your local inland wetlands agency and the U.S. Army Corps of Engineers to determine local and federal permit requirements on your project, if any. Write to the Corps New England Division, Regulatory Branch, 696 Virginia Road, Concord, MA 01742-2751; or call 1-800-343-4789.

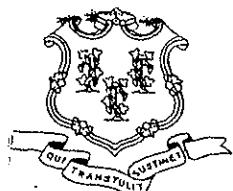
If you have any questions concerning the enclosed document, please contact this office at (860) 424-3019.

Sincerely,

Denise Ruzicka
Director
Inland Water Resources Division

COPIES FURNISHED TO:
Conservation Commission
Inland Wetland Agency
Planning & Zoning Commission
U.S. Army Corps of Engineers

All Parties



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



PERMIT

Permittee: Georgetown Land Development Company
1 North Main Street
Georgetown, CT 06829

Attn: Stephen Soler

Permit No.: SCEL-2005-01
Permit Type: Stream Channel Encroachment
Town: Redding
River: Norwalk River
Map No: NW-RD-WN-R-10

Pursuant to Connecticut General Statutes Section 22a-342 the Commissioner of Environmental Protection hereby grants a permit to the Georgetown Land Development Company (the "permittee") to conduct activities riverward of Stream Channel Encroachment Lines for the Norwalk River in the Town of Redding in accordance with its application and plans which are part thereof filed with this Department on February 15, 2006 signed by Stephen M. Soler and dated February 4, 2006. The purpose of said activities is to build an infrastructure that consists of two roadway bridges, two pedestrian bridges that cross the Norwalk River and a pedestrian path for a mixed-use community consisting of a village center, condominiums and single-family homes at a former manufacturing facility known as the Gilbert & Bennett facility (the "site").

AUTHORIZED ACTIVITY

Specifically, the permittee is authorized to remove existing structures, install a stormwater management system, construct two roadway bridges, two pedestrian bridges and a pedestrian path riverward of Stream Channel Encroachment Lines in accordance with said application and plans which are a part thereof entitled "Site Plan Submission, Georgetown Land Development Company" dated November 29, 2005 revised October 26, 2006 and signed by Terrance Gallagher P.E. (the "plans").

This authorization constitutes the permits and approvals required by Section 22a-342 of the Connecticut General Statutes and is subject to and does not derogate any present or future property rights or other rights or powers of the State of Connecticut, conveys no property rights in real estate or material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state, or local laws or regulations pertinent to the property or activity affected hereby.

Permit
SCEL-2005-01
Georgetown Land Development Company
Town of Redding
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PERMITTEE'S FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF
THIS PERMIT SHALL SUBJECT PERMITTEE AND PERMITTEE'S
CONTRACTOR(S) TO ENFORCEMENT ACTIONS AND PENALTIES AS
PROVIDED BY LAW.

This authorization is subject to the following conditions:

SPECIAL CONDITIONS

None

GENERAL CONDITIONS

1. Initiation and Completion of Work. At least five (5) days prior to starting any construction activity at the site, the permittee shall notify the Commissioner of Environmental Protection (the "Commissioner"), in writing, as to the date activity will start, and no later than five (5) days after completing such activity, notify the Commissioner, in writing, that the activity has been completed.
2. Expiration of Permit. If the activities authorized herein are not completed by three years after the date of this permit, said activity shall cease and, if not previously revoked or specifically extended, this permit shall be null and void.

Upon the written request of the permittee and without notice, the Commissioner may extend the expiration date of this permit for a period of up to one year, which period may be extended once for a like period, in order for the permittee to complete activities authorized herein which have been substantially initiated but will not be completed by the expiration date of this permit. Any request to extend the expiration date of this permit shall state with particularity the reasons therefore.

In making his decision to extend the expiration date of this permit, the Commissioner shall consider all relevant facts and circumstances including but not limited to the extent of work completed to date, the permittee's

compliance with the terms and conditions of this permit, and any change in environmental conditions or other information since the permit was issued.

Any application to renew or reissue this permit shall be filed in accordance with the Section 22a-3a-5(c) of the regulations of Connecticut State Agencies.

3. Compliance with Permit. All work and all activities authorized herein conducted by the permittee at the site shall be consistent with the terms and conditions of this permit. Any regulated activities carried out at the site, including but not limited to, construction of any structure, excavation, fill, obstruction, or encroachment, that are not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. In constructing or maintaining the activities authorized herein, the permittee shall not store, deposit or place equipment or material including without limitation, fill, construction materials, or debris in any wetland or watercourse on or off site unless specifically authorized by this permit. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.
4. Transfer of Permit. This authorization is not transferable without the written consent of the Commissioner.
5. Reliance on Application. In evaluating the permittee's application, the Commissioner has relied on information provided by the permittee. If such information subsequently proves to be false, deceptive, incomplete or inaccurate, this permit may be modified, suspended or revoked.
6. Best Management Practices. In constructing or maintaining the activities authorized herein, the permittee shall employ best management practices, consistent with the

terms and conditions of this permit, to control storm water discharges and erosion and sedimentation and to prevent pollution. Such practices to be implemented by the permittee at the site include, but are not necessarily limited to:

- a. Prohibiting dumping of any quantity of oil, chemicals or other deleterious material on the ground;
- b. Immediately informing the Commissioner's Oil and Chemical Spill Section at 424-3338 of any adverse impact or hazard to the environment, including any discharges, spillage or loss of oil or petroleum or chemical liquids or solids, which occurs or is likely to occur as the direct or indirect result of the activities authorized herein;
- c. Separating staging areas at the site from the regulated areas by silt fences or haybales at all times.
- d. Prohibiting storage of any fuel and refueling of equipment within 25 feet from any wetland or watercourse.
- e. Preventing pollution of wetlands and watercourses in accordance with the document "Connecticut Guidelines for Soil Erosion and Sediment Control" as revised. Said controls shall be inspected by the permittee for deficiencies at least once per week and immediately after each rainfall and at least daily during prolonged rainfall. The permittee shall correct any such deficiencies within forty eight (48) hours of said deficiencies being found.
- f. Stabilizing disturbed soils in a timely fashion to minimize erosion. If a grading operation at the site will be suspended for a period of thirty (30) or more consecutive days, the permittee shall, within the first seven (7) days of that suspension period, accomplish seeding and mulching or take such other appropriate measures to stabilize the soil involved in such grading operation. Within seven (7) days after establishing final grade in any grading operation at the site the permittee shall seed and mulch the soil involved in such grading operation or take such other appropriate measures

to stabilize such soil until seeding and mulching can be accomplished.

- g. Prohibiting the storage of any materials at the site which are buoyant, hazardous, flammable, explosive, soluble, expansive, radioactive, or which could in the event of a flood be injurious to human, animal or plant life, below the elevation of the five-hundred (500) year flood. Any other material or equipment stored at the site below said elevation by the permittee or the permittee's contractor must be firmly anchored, restrained or enclosed to prevent flotation. The quantity of fuel stored below such elevation for equipment used at the site shall not exceed the quantity of fuel that is expected to be used by such equipment in one day.
- h. Immediately informing the Commissioner's Inland Water Resources Division (IWRD) of the occurrence of pollution or other environmental damage resulting from construction or maintenance of the authorized activity or any construction associated therewith in violation of this permit. The permittee shall, no later than 48 hours after the permittee learns of a violation of this permit, report same in writing to the Commissioner. Such report shall contain the following information:
- (i) the provision(s) of this permit that has been violated;
 - (ii) the date and time the violation(s) was first observed and by whom;
 - (iii) the cause of the violation(s), if known
 - (iv) if the violation(s) has ceased, the duration of the violation(s) and the exact date(s) and times(s) it was corrected;
 - (v) if the violation(s) has not ceased, the anticipated date when it will be corrected;
 - (vi) steps taken and steps planned to prevent a reoccurrence of the violation(s) and the date(s) such steps were implemented or will be implemented;

(vii) the signatures of the permittee and of the individual(s) responsible for actually preparing such report, each of whom shall certify said report in accordance with section 9 of this permit.

For information and technical assistance, contact the Department of Environmental Protection's Inland Water Resources Division at (860) 424-3019.

7. Contractor Liability. The permittee shall give a copy of this permit to the contractor(s) who will be carrying out the activities authorized herein prior to the start of construction and shall receive a written receipt for such copy, signed and dated by such contractor(s). The permittee's contractor(s) shall conduct all operations at the site in full compliance with this permit and, to the extent provided by law, may be held liable for any violation of the terms and conditions of this permit.
8. Monitoring and Reports to the Commissioner. The permittee shall record all actions taken pursuant to Condition Number 6(e) of this permit and shall, on a monthly basis, submit a report of such actions to the Commissioner. This report shall indicate compliance or noncompliance with this permit for all aspects of the project which is the subject of this permit. The report shall be signed by the environmental inspector assigned to the site by the permittee and shall be certified in accordance with Condition Number 9 below. Such monthly report shall be submitted to the Commissioner no later than the 15th of the month subsequent to the month being reported. The permittee shall submit such reports until the subject project is completed.
9. Certification of Documents. Any document, including but not limited to any notice, which is required to be submitted to the Commissioner under this permit shall be signed by the permittee, a responsible corporate officer of the permittee, a general partner of the permittee, or a duly authorized representative of the permittee and by the individual or individuals responsible for actually preparing such document, each of whom shall certify in writing as follows:

Permit
SCEL-2005-01
Georgetown Land Development Company
Town of Redding
Page 7 of 7

"I have personally examined and am familiar with the information submitted in this document and all attachments and certify that based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief, and I understand that any false statement made in this document or its attachments may be punishable as a criminal offense in accordance with Section 22a-6 under Section 53a-157 of the Connecticut General Statutes."

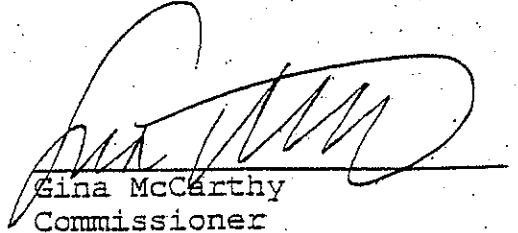
10. Submission of Documents. The date of submission to the Commissioner of any document required by this permit shall be the date such document is received by the Commissioner. Except as otherwise specified in this permit, the word "day" as used in this permit means the calendar day. Any document or action which falls on a Saturday, Sunday, or legal holiday shall be submitted or performed by the next business day thereafter.

Any document or notice required to be submitted to the Commissioner under this permit shall, unless otherwise specified in writing by the Commissioner, be directed to:

The Director
DEP/Inland Water Resources Division
79 Elm Street, 3rd Floor
Hartford, Connecticut, 06106-5127

Issued by the Commissioner of Environmental Protection on:

12/13/06
DATE


Gina McCarthy
Commissioner

Fact Sheet
Application No. SCEL-2005-01

Name of Applicant: Georgetown Land Development Company
Permit Type: Stream Channel Encroachment
Town: Redding
SCEL Map Number: NW-RD-WN-R-10

PROPOSAL: The applicant, Georgetown Land Development Company, site houses the warehouse building and manufacturing operation of the now defunct Gilbert & Bennett Wire Company. The proposed project entails razing some of these structures, and preserving structures with historical significance. Using the preserved structures as a centerpiece of development, the project will add new structures to create a mixed use community consisting of a village center with shops and restaurants mixed with senior subsidized apartments, loft-style condominiums, and single family townhouses. The structures will be connected by a series of pedestrian walkways and plazas. Access to the development would be provided from Route 107, with a series of new roadways to provide vehicular access to the area.

REGULATED ACTIVITY: The regulated activities entail activities affecting wetlands, watercourses and floodplains including the removal of existing structures spanning the river, such as buildings and bridges, installation of new bridges over the river, installation of utilities, and cutting and filling of upland areas.

ENVIRONMENTAL SETTING: The site is located in the southwest corner of Redding, bounded by Portland Avenue on the north and east, the Norwalk River on the east and the Metro North Commuter Railroad Danbury Branch to the west. The lower half of the site is crossed by North Main Street, and Route 107 also crosses further south.

The site consists of several structures and parking lots that once supported manufacturing operations at Gilbert & Bennett. Many of the existing structures are no longer utilized, while other are rented out for light manufacturing and maintenance activities. The Norwalk River flows through the upper half of the site, and forms the eastern boundary of the lower half of the site. Within the site, Factory Pond Dam impounds Factory Pond on the river. The pond is contained within the northern half of the site. In the past, Gilbert & Bennett used the water falling over the dam for industrial purposes.

South of the dam, the river passes beneath one of the existing manufacturing buildings, where it emerges into a section channelized by steel sheet piling, and flows beneath the North Main Street Bridge. Just south of North Main Street is a small concrete dam, to serve aesthetic purposes and to impound a fire pond. Downstream of North Main Street, the river is no longer channelized by walls. The river is conveyed beneath Route 107 through twin box culverts. Topography, the site is relatively level, gently sloping from north to south, with an elevation of approximately 333 at the northwest corner of the site to approximately 295 at the south end of the site.

REFERENCES AND REPORTS:

Application dated	February 5, 2005
Engineering Report	August 3, 2006

ALTERNATIVES TO PROPOSAL:

No Build.

Taking no action would allow the site to remain in its current state of neglect, and never realize its potential to improve the quality of life in the Georgetown area nor its ability to provide economic growth opportunities to the area. Most of the site is now impervious with no stormwater management facilities aimed at improving water quality. Constructing the proposed improvements would enhance stormwater quality and make the area more economically viable.

Postponing action pending further study.

Previous studies for other mixtures of development have been proposed. In the early 1990s, a development consisting of mostly housing was proposed, but the current mixed-use community proposal provides better economic opportunities, and promotes mass-transit and pedestrian circulation.

Taking actions of a different nature.

Given the historic significance of several of the buildings, other development opportunities are mostly limited. The proposed use will create more open space and remove obstructions from the river, all of which will benefit the river environment.

Conducting the activity in a different location.

This area has already been disturbed, and the historical buildings add to the aesthetics of the site. Given the stormwater management improvements that will be made at the site, the project will be beneficial in improving water quality along the river.

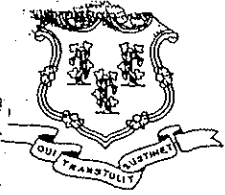
ENVIRONMENTAL/ENGINEERING RESOURCE POLICY ISSUES, PROPOSED MITIGATION AND COMPENSATION:

None

RECOMMENDED SPECIAL PERMIT CONDITIONS:

Date:

Jeffrey Caiola
Civil Engineer III
Inland Water Resources Division



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



NOTICE OF TENTATIVE DETERMINATION

STREAM CHANNEL ENCROACHMENT – SCEL-2005-01

Town of Redding

Norwalk River

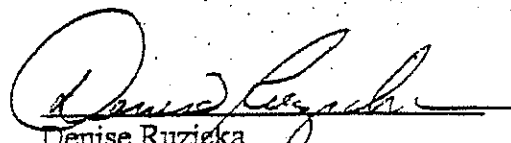
The Department of Environmental Protection hereby gives notice it has made a tentative decision to approve an application submitted by Georgetown Land Development Company under section 22a-342 of the Connecticut General Statutes for a permit to place an encroachment or obstruction riverward of Stream Channel Encroachment Lines for the Norwalk River. The name and address of the permit applicant are: Georgetown Land Development Company, Attn: Stephen Soler, 1 North Main Street, Georgetown, CT 06829.

Specifically, the applicant proposes to transform warehouse buildings into a village center with shops and restaurants mixed with senior citizen subsidized apartments, loft-style condominiums, and single family townhouses. The proposed activity will affect the hydraulic capacity/floodplain of the Norwalk River and will take place along North Main Street in the Town of Redding at the former Gilbert & Bennett complex. Interested parties may obtain a copy of the application from the applicant's agent at Tighe & Bond, Inc., Attn: Joseph Canas, P.E., 100 Bridgeport Avenue, Shelton, CT 06484.

Pursuant to Section 22a-342 of the Connecticut General Statutes, the Department has determined that application number SCEL-2005-01 will not have an adverse impact on flood heights, flood storage capacity or hazards to life and property with due consideration to similar encroachments already constructed along the Norwalk River floodplain.

All interested parties are invited to comment on the tentative determination concerning the application. Comments should be directed to Jeffrey Caiola, Bureau of Water Management/Inland Water Resources Division, 79 Elm Street, Hartford, CT 06106-5127. The application and a copy of the draft proposed permit are available for inspection at the office of the Inland Water Resources Division at the above address from 8:30 am to 4:30 pm Monday through Friday. Questions may be directed to Carole Ladue of the Inland Water Resources Division at (860) 424-3019. Written comments on the application must be submitted to the Department no later than November 15, 2006.

Date: October 16, 2006


Denise Ruzicka
Director
Inland Water Resources Division

IMPORTANT NOTICE TO APPLICANT

Your draft permit is attached. This is a proposed draft and does not authorize you to conduct any regulated activities described therein. Your proposed activities may not be lawfully conducted until they are authorized by a final permit signed by the Commissioner of the DEP.

Please review this draft permit giving particular attention to the terms and conditions of the proposed approval.

If you have any questions regarding the draft permit, please call the DEP contact person indicated at the end of DEP's public notice of its tentative determination on your application prior to the close of the public comment period noted therein.

IWRD 10/11/95

Tighe & Bond
Consulting Engineers
Environmental Specialists

12-3341-8-16
November 22, 2006

Mr. Jeffrey Caiola
Connecticut Department of Environmental Protection
Inland Water Resources Division
79 Elm Street
Hartford, Connecticut 06106

Re: Georgetown Land Development Company
Norwalk River, Redding, CT
SCEL Application 2005-01

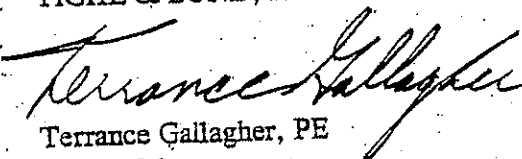
Dear Mr. Caiola:

Thank you for taking the time to meet with John Block on October 31, 2006 to review a minor modification to the project plan required to accommodate the State Traffic Commission's (STC) approval requirements. This modification is a reconfiguration of the two townhouse lots that are partially within the Stream Channel Encroachment Line (SCEL) to construct a common drive that is further away from the relocated railroad crossing at North Main Street.

An additional 63 cubic yards of fill will be required to be placed within the SCEL to construct the reconfigured site. A retaining wall is proposed to limit fill within the SCEL - see attached drawing for detailed grading and typical wall cross section. The proposed buildings are further away from the SCEL than the house that was shown on lot NH1 in the original SCEL application. Similar to the original plan this area is an ineffective flow area and will not effect the proposed hydraulics or 100 year flood elevations at Factory Pond.

Thank you for your comments and please call us if there are additional questions as you proceed with your review.

Yours truly,
TIGHE & BOND, INC.


Terrance Gallagher, PE
Project Manager

cc: C-06.6 NR73 & NR74 Details revised 11/21/06
C-14.3 Approved Site Plan dated 10/26/06 filed 10/31/06 Map No. 4253 R.L.R.

cc: Douglas Zimmerman, CT DEP w/enc.
Rob Danielson, F&O w/enc.
Stephen Soler & Mark Javello, GLDC w/enc.
Richard Gibbons, Esq. w/enc.
John Block, P.E.

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